

भारतीय गैर न्यायिक

रु. 100



Rs. 100
ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

MAHARASHTRA

श्री. ज. गजानन चौधरी
श्रीमती. देवयानी श्री चौधरी, (पत्ताना क्र. 19/1000)
विक्रीचे ठिकाण :- विराट, का. वसई, जि. ठाणे
श्री. ज. गजानन चौधरी
हजे.
पाना (वकाफ रुपये) 100, नार नुदाक पेश विकला
मही.
पाननाधारक नुदाक विक्रीची

AR 34014
28 FEB 2008

Treasury (J) 100
Vestak
FEB 21 08

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I, MR. VIVEK GAJANAN CHOUDHARI, of the firm of M/S. NEW VASTU NIRMAN DEVELOPERS, having office at Warayan Bhuvan, Chidani Road, Virar (East), Tal. Vasai, Dist. Thane, do hereby SEND GREETINGS.-



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वसई-२
2008 10 2
02/02

घोषणापत्र

मी कांती गावड

याद्वारे घोषित करतो की, दुय्यम निगंधक वर्ल्ड-२ (फिनर) याच
कार्यालयात अवकाश या शिर्षकावर दर.

नोंदणीसाठी सादर करण्यात आला आहे श्री विश्व मोदरी
... व इ यानी दिनांक १२/३/२००८ रोजी मला

दिलेल्या कुळमुखत्यारपत्र च्या आधारे मी, सदर दरत नोंदणीत सादर केला आहे निष्कादित
करून कटुला जबाब दिहू आहे. सदर कुळमुखत्यारपत्र लिहून देणार यांनी कुळमुखत्यारपत्र
रद्द केलेले नाही किंवा कुळमुखत्यारपत्र लिहून देणार व्यवलीगीयों कोणीही मगत आलेले
नाही किंवा अन्य कोणत्याही कारणामुळे कुळमुखत्यापत्र रद्दबादल ठरलेले नाही. सदरचे
कुळमुखत्यारपत्र पूर्णपणे केले असून उपरोक्त करघ्यास मी पूर्णत सहम आहे. सदरचे
कायन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम १२ अन्वये शिर्षक मी
पात्र राहिले नाही मला ज्ञात आहे.

दिनांक

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कुळमुखत्यारपत्राधारकोचे नाव व सही



वर्ल्ड-२
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Friday, May 22, 2010
12:44:44 AM

Original
नोंदणी ३९ प.
१२९१ ८३५

पावती

पावती क्र. : 8668

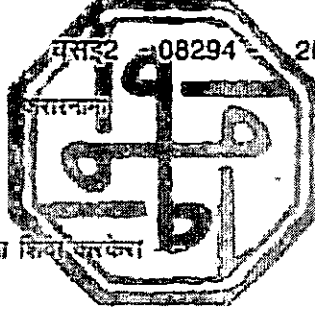
गावाचे नाव विरार (नगरपालिका हद्द)

दिनांक 28/05/2010

दस्तावेजाचा अनुक्रमांक

वसई 08294 2010


दस्तावेजाचा प्रकार



सादर करणाराचे नाव: स्मिता शिंदे पारकरी

नोंदणी फी	:	7890.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),	:	980.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (49)	:	
एकूण रु.		8870.00

आपणास हा दस्त अंदाजे 11:03AM ह्या वेळेस मिळेल


दुय्यम निबंधक
वसई २

वाजार मुल्य: 640000 रु. मोकदला: 788500रु.

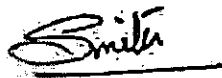
मरलेले मुद्रांक शुल्क: 22030 रु.

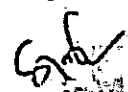
देयकाचा प्रकार (डीडी/घनाकर्षाद्वारे);

बँकेचे नाव व पत्ता: वसई विकास सहकारी बँक लि - विरार प ;

डीडी/घनाकर्ष क्रमांक: 066133; रक्कम: 7890 रु.; दिनांक: 28/05/2010

मुद्रांक शुल्क भरत घेतला.
दि... २८/५/२०१०.




दुय्यम निबंधक
वसई-२

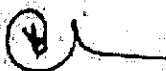
AND

Miss Smriti Shiva Karkera

age : _____ years, residing at A/23/202, Pacific Apt.
1st Cross Road Lokhandwala Complex Andheri
West Mumbai 52

hereinafter called "THE PURCHASER" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/ their heirs, executors, administrators and assigns) of the **SECOND PART:-**

- A) WHEREAS** Mr. Pandurang Govind Raut & 3 others, residing at Raut Wadi, Vartak Road, Virar (W.), were the owners of the land bearing S.No. 53, H.No. 1 Part, admeasuring H-A-P 0-16-8 i.e. 1690 sq.mtrs. situate at Village Virar, Tal. Vasal, Dist. Thane, Mr. Victor Zujya Kurel & 9 others residing at Nandakhal, Virar (W.) 401 303, Tal. Vasal, Dist. Thane, were the owners of the land bearing S.No. 53, H.No. 13, admeasuring H-A-P 0-09-6 i.e. 960 sq.mtrs situate at Village Virar, Tal. Vasal, Dist. Thane, Mr. Raghunath Bhau Mhatre & 7 others residing at Bhoir Pada, Virar (E.), 401 303, Tal. Vasal, Dist. Thane, were the owners of the land bearing S.No. 53, H.No. 1 Part, admeasuring H-A-P 0-08-5 i.e. 850 sq.mtrs situate at Village Virar, Tal. Vasal, Dist. Thane, Mrs. Harsuben Chunnillal Soparwala, Mrs. Sarojben Chunnillal Soparwala & 3 others residing at 1st Floor, Prachee Apartment, Jain Mandir Road, Virar (W), 401 303, Tal. Vasal, Dist. Thane, was the owner of land bearing S.No. 53, H.No. 1 Part, admeasuring H-A-P 0-01-3 i.e. 130 sq.mtrs situate at Village Virar, Tal. Vasal, Dist. Thane herein after referred to as "The owners" and the land mentioned hereinabove is hereinafter referred to as "The said land" more particularly described in the schedule "A" hereinunder written for sake of Brevity.
- B) AND WHEREAS**, Mr. Pandurang Govind Raut & 3 others have entered into a development agreement dated 14/6/2002 with Mr. Vivek G. Choudhari residing at Vartak Ward, Virar (W.), Tal. Vasal, Dist. Thane and Mr. Ajay Y. Patil residing at Ganthan, Virar (W.), Tal. Vasal, Dist. Thane in respect of the land bearing Survey no. 53, Hissa no. 1 Part for consideration mentioned therein and also a power of attorney dated 05/11/2003 has granted to him and authorised him to act in their name



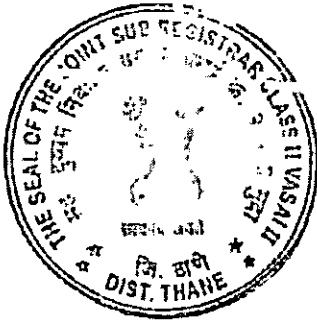
Smriti

वर्क-२
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22,030/-

Customer's Copy	
THE KAPOL CO-OP. BANK LTD.	
FRANKING DEPOSIT SLIP	
Branch : BHAYANDAR	Date: 26/5/10
Pay to: Accd. Stamp Duty	71402
Franking Value	Rs. 22,030/-
Service Charges	Rs. 0/-
TOTAL	Rs. 22,030/-
Name & Address of the Stamp duty paying party	
NEW VASTU NIRMAN	
NO. 1, NARAYAN BHUVAN	
HOSPITAL, VIRAR (E.),	
TAL. VASAL, DIST. THANE	
Tel/Mobile No.	250686137
Desc. of the Occupant	NEW VASTU NIRMAN
DD/Chq. No.	250686137
Drawn on Bank	UNION BANK OF INDIA
(For Bank's Use only)	
Tran ID	A254 Rs. / PL-546 Rs.
Franking Sr. No.	
Cashier	
	Officer

शुद्ध



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 22030/-
 2100

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT for sale is made and entered into at VIRAR, on this 28th day of May, 2010

BETWEEN

"NEW VASTU NIRMAN DEVELOPERS" a partnership firm having their office at Shop no. 1, Narayan Bhuvan, Near Hospital, Virar (E.), Tal. Vasal, Dist. Thane hereinafter called "BUILDERS" (which expression shall unless it be repugnant to context or meaning thereof be deemed to include the partner partners for the time being of the said firm their survivor or survivors and the his heirs, executors, administrators and assigns) of

FIRST PART.

Signature

For THE KAPOL CO-OP. BANK LTD.
 THE KAPOL CO-OPERATIVE BANK LTD.
 Registrar Bhayandar, Boder, Wala.
 Tal. Prasad, Tal. Virar, Dist. Thane
 Opp. Shree Ganesh, Chhatrapati Shivaji Maharaj
 Bhavan, Plot No. 105
 DASTYV/C R. 104/10/05/2005-2012

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 03-03-03-01-P85497
 MAHARASHTRA

SPECIAL REGISTER
 MAY 26 2010

- C) **AND WHEREAS**, Mr. Victor Zujya Kurel & 9 others have entered into an agreement for sale dated 27/11/2006 with Mr. Vivek G. Choudhari partner of Vastu Nirman Developers in respect of the land bearing Survey no. 53, Hissa no. 13 for consideration mentioned therein and also a power of attorney dated 6/10/2006 has granted to him and authorised him to act in their name.
- D) **AND WHEREAS**, Mr. Raghunathbhau Mhatre has entered into a development agreement dated 18/07/2006 and Mr. Naresh Jagannath Mhatre & 6 others have entered into an agreement for sale dated 29/09/2005 with Mr. Vivek G. Choudhari residing in respect of the land bearing Survey no. 53, Hissa no. 1 Part for consideration mentioned therein and also a power of attorney dated 07/11/2001 has granted to him and authorised him to act in their name.
- E) **AND WHEREAS**, Mrs. Sarojben Chunnilal Soparwala & 3 others have entered into an agreement for sale dated 18/04/2006 with Mr. Vivek G. Choudhari in respect of the land bearing Survey no. 53, Hissa no. 1 Part for consideration mentioned therein and also a power of attorney dated 25/02/2005 has granted to him and authorised him to act in their name.
- F) **AND WHEREAS**, Mr. Vivek G. Chaoudhari (hereinafter called as "The developer" for sake of brevity) thus seized and possessed of the said land i.e. S.No. 53, H.Nos. 1 part, 1 part, 1 part & 13, admeasuring 3,620 sq.mtrs. situate at Village Virar, Tal. Vasal, Dist. Thane.
- G) **AND WHEREAS** - The Developers submitted whole of the said land to CIDCO for approval and the CIDCO after approving the same passed a layout furnishing the lands to NA use and passed various structures to be built thereon.
- H) **AND WHEREAS** CIDCO granted necessary No-objection Certificate to the Developers vide its Office Letter No. CIDCO/VVSR/NAP/BP-321 I/E/594 dated 13/06/2003.



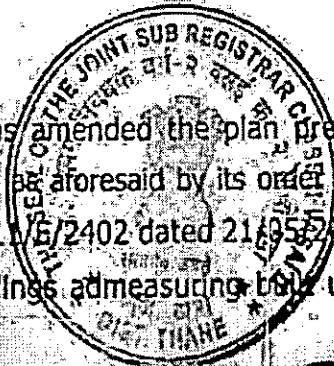

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- Q) **AND WHEREAS** CIDCO has amended the plan previously approved by various orders as aforesaid by its order bearing no. CIDCO/VVSR/AM/BP-3211/E/4061 dated 23/08/2007 to construct two buildings no. 1 and 2 admeasuring built up area 3368.11 sq.mtrs.
- Q) **AND WHEREAS** CIDCO has amended the plan previously approved by various orders as aforesaid by its order bearing no. CIDCO/VVSR/AM/BP-3211/E/85 dated 15/01/2008 to construct a residential buildings no. 1 and 2 admeasuring built up area 3777.81 sq.mtrs.
- R) **AND WHEREAS** Mr. Vivek G. Choudhari alongwith Mr. Deepak Harishchandra Thakur, Mr. Rohan Jayendra Thakur, Mr. Ajiv Yashwant Patil formed a partnership firm on 28/12/2006 known as "NEW VASTU NIRMAN DEVELOPERS" and all aforesaid said land and F.S.I, approved thereon by CIDCO is agreed to construct jointly by these four persons according to the terms and conditions mentioned in a partnership deed.
- S) **AND WHEREAS** as shown in the block plan (hereinafter annexed) the land kept vacant out of the said land for the proposed construction site of Building no. 3 and 4 shall remain in exclusive possession of the developer herein. The developer have right to construct the buildings nos. 3 and 4 and/or have right to amend the plans and locations or to use any additional F.S.I, or T.D.R. to be approved by CIDCO or any other concern government authority in time being in force on the said portion of the said land. The ownership and the title of this portion out of the said land shall exclusively with the developers herein. The purchaser herein have no right, interest or claim over the said portion out of the said land and have no objection to construct and/or sell the buildings thereon by using additional F.S.I, or T.D.R. The purchaser hereby irrevocably consents to the right of Developer to receive, and modify the building plans to use the T.D.R. and additional F.S.I, in respect of the said portion out of the said land from time to time.

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- J) AND WHEREAS** the Office of Collector of Thane has granted permission to the Developers to put the said land for the Non-agricultural use vide his Order bearing No. REV/D-1/T-9/NAP/SR-55/2003 dtd. 05/12/2003.
- J) AND WHEREAS** CIDCO has granted Development permission bearing its number CIDCO/VVSR/CC/BP-3211/E/725 dated 08/06/2004 to construct residential building on the said land admeasuring area 3620.00 sq.mtrs.
- K) AND WHEREAS,** CIDCO has granted Commencement certificate bearing its number CIDCO/VVSR/CC/BP-3211/E/726 dated 08/06/2004 to construct ground + 3 & 4/pt. residential building admeasuring area 1100.18 sq.mtrs.
- L) AND WHEREAS** CIDCO has granted revised assessment order no. 294 i.e. development permission bearing its number CIDCO/VVSR/CC/BP-3211/E/2342 dated 26/09/2005 to construct residential building on the said land admeasuring area 3620.00 sq.mtrs..
- M) AND WHEREAS** CIDCO has amended the plan previously approved by various orders as aforesaid by its order bearing No. CIDCO/VVSR/AM/BP-3211/E/630 dated 11/05/2006 and authorised developer herein to construct a residential buildings admeasuring built up area 3243.01 sq.mtrs.
- N) AND WHEREAS** CIDCO has granted revised assessment order no. 84 i.e. development permission bearing its number CIDCO/VVSR/CC/BP-3211/E/631 dated 11/05/2006 to construct residential building on the said land admeasuring area 3620.00 sq.mtrs..
- O) AND WHEREAS** CIDCO has amended the plan previously approved by various orders as aforesaid by its order bearing No. CIDCO/VVSR/AM/BP-3211/E/2402 dated 21/05/2007 to construct a residential buildings admeasuring built up area 3393.65 sq.mtrs.



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3) The said consideration of Rs. 788500 (Rupees Seven Lacs Eighty Eight Thousand Five Hundred only) shall be payable in the following manner:-

- a. Rs. 118200 On booking of the Flat
b. Rs. 118200 On or before completion of plinth
c. Rs. 78850 On or before completion of 1st slab.
d. Rs. 78850 On or before completion of 2nd slab.
e. Rs. 78850 On or before completion of 3rd slab.
f. Rs. 78850 On or before completion of 4th slab.
g. Rs. 78850 On or before completion of 5th slab.
h. Rs. 39400 On or before completion of Brick work.
i. Rs. 39400 On or before completion of plaster (Internal & External)
J. Rs. 39400 On or before completion of sanitary fitting and plumbing.
K. Rs. 39650 On remaining at the time occupation of the said flat before possession.

4) The Developer hereby agrees to observe, perform and comply with all the terms and conditions, stipulation and restrictions if any, which may have been imposed by the concerned local authority, at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat to the Flat purchaser, obtained from the concerned local authority, occupation and / or completion certification in respect of the Flat.



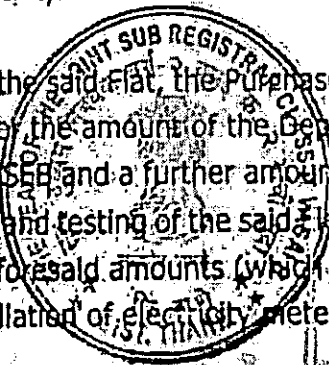
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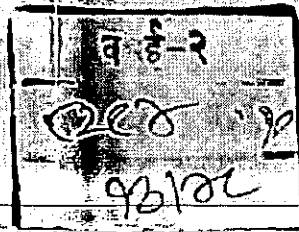
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to the society or limited company, as case may be. The Flat Purchaser undertake to pay such provisional monthly contribution and such proportionate share of out goings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

- 15) The Flat Purchaser/s shall on or before delivery of possession of the said premises keep deposited with the builders the following amounts :-
- Rs.1000/- for legal charges.
 - Rs.0260/- for share money, application entrance fee of the society or limited company.
 - Rs.0500/- for formation and registration of the society or limited company.
 - Rs.3000/- or legal charges
 - Rs.4760/- TOTAL
- 16) The Developer shall utilise the sum of Rs. 1760/- (Rupees One Thousand Seven Hundred and Sixty only) paid by the purchasers to the Developer for meeting all legal costs, charges, and expenses, including professional costs of the Attorney at Law/Advocate of the Developer in connection with the formation of the said society, or as case may be limited company, preparing its rules, regulation, and Bye-laws and the costs of preparing and engrossing this agreement and the conveyance or assignment of lease.
- 17) At the time of registration the Flat Purchaser/s shall pay to the Builders the Stamp duty, Registration charges and xerox charges, payable if any by the said society or limited company on the conveyance or lease or any documents or Instrument of transfer. In respect of the said land and the Building to the executed in favour of the society.
- 18) Before taking possession of the said Flat, the Purchaser shall reimburse unto the Developer the amount of the Deposit for electric connection paid to MSEB and a further amount being the cost of the Electric Metre and testing of the said Electricity Metre. Upon receipt of the aforesaid amounts (which is to be fixed at the time of the installation of electricity meter as per direction of MSEB).



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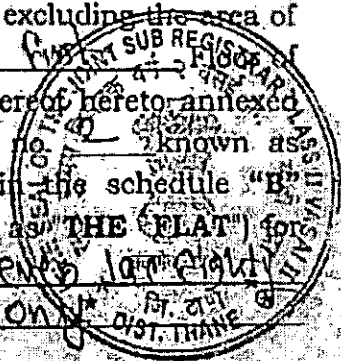


XI) AND WHEREAS the purchaser has made an offer to purchase and acquire the Flat no. 101 on the first floor of - wing of the building no. 2 known as Vastu Shilp and the Developer has agreed to allot to the purchaser the said flat on the terms and conditions hereinafter appearing and at for a total consideration of Rupees 7,88,500/- (Rupees Seven lac Eighty Eight thousand five Hundred only Only).

XII) AND WHEREAS prior to making application as aforesaid, as required by the provisions of Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act No. XXIV of 1960) the Purchaser has made a declaration to the effect that neither the Purchaser nor any of the members of his family (family as defined under the said Maharashtra Co-operative Societies Act of 1960) own Flats, house or building within the limits of the local authority.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

- 1) The Developer shall construct the said building on the said land accordance with the plans, designs, specifications approved by the concerned local authority i.e. CIDCO VASAI, and which have been seen and approved by the Flat purchaser/s with only such variations and modification as the Developer may consider necessary or as may be required by the concerned local authority Government to be made in them or any of them.
- 2) The Flat purchaser/s hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the Flat purchaser/s one Flat bearing No. 101 of carpet area admeasuring 25.87 Sq. mtrs, (which is excluding the area of inner walls, outer walls, staircase & ota) on first wing, as shown in the floor plan thereof hereto annexed and marked annexures 'E' in the building no. 2 known as Vastu Shilp more particularly described in the schedule "B" hereinafter written (hereinafter referred to as "THE FLAT") for the price of 7,88,500/- (Rupees Seven lac Eighty Eight thousand five Hundred only Only).



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10/20

N. B. DESHMUKH & CO.

ADVOCATES

MR. N. B. DESHMUKH
B.A. (Hons.) LL.B.
MRS. KALPANA S. MHATRE
B.A. LL.B.
MRS. ANITA M. THAKUR
B. Com. LL.B.

Off: 1A/101, Aarti Apartment,
Near Central Bank of India,
Anjasaheb Vartak Road,
VIRAR (West), Tal. Vasai,
Dist. Thane, Pin 401 303.
Off. PHONE : 2502662,
2503275

-3-

b) Survey No. 53, Hissa No. 1 (Part), admeasuring 1680 Square metres, lying, being and situated at Village Virar, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).

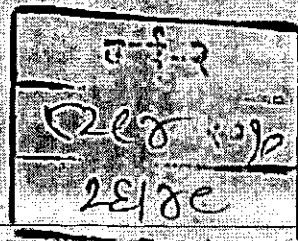
Smt. Damayanti Chunilal and others were the owners of the said land and Mr. Govind Jivan Raut was the tenant in respect of the said land.

Mr. Govind Jivan Raut had purchased the said land under the Provisions of Bombay Tenancy and Agricultural lands Act through the Additional Tahasildar Vasai under Tenancy Certificate bearing No. 655, dated 15/12/1969.

Mr. Govind Jivan Raut died intestate on 07/10/1987, leaving behind him 1) Mr. Pandurang Govind Raut, 2) Mr. Ganesh Govind Raut, 3) Smt. Padmibai Madan Chaudhary, 4) Yamuna Bhalchandra Patil, 5) Prabhavati Pandurang Vartak, 6) Kamal Bhaskar Vartak, being the only legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

Mr. Ganesh Govind Raut died intestate on 02/10/2000 leaving behind him 1) Smt. Vimal Ganesh Raut, 2) Mr. Swapnil Ganesh Raut, 3) Mrs. Harshada Alhad Samant, being the only legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

By an Release Deed dated 21st December 2001, 1) Smt. Padmibai Madan Chaudhary, 2) Yamuna Bhalchandra Patil, 3) Prabhavati Pandurang Vartak, 4) Kamal Bhaskar Vartak released their share in the said land in favour of 1) Mr. Pandurang Govind Raut, 2) Smt. Vimal Ganesh Raut, 3) Swapnil Ganesh Raut, 4) Mrs. Harshada Alhad Samant.



N. B. DESHMUKH & CO.

CATES

DESHMUKH
B. A. (Hons.) LL.B.
PANAS. MHATRE
B. A. LL.B.
T. M. THAKUR
B. Com. LL.B.

Off: A/101, Aarti Apartment,
Near Central Bank of India,
Annasaheb Vartak Road,
VIRAR (West), Tal. Vasai,
Dist. Thane, Pin 401 303.
Off. PHONE : 2502662,
2503275

DATE : 8th March 2006

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of N.A. land bearing :-

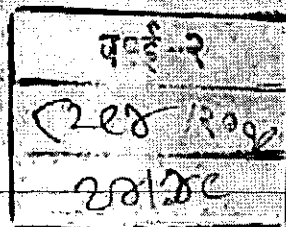
a) Survey No. 53, Hissa No. 1 (Part), admeasuring H.R. 850 Square metres, lying, being and situated at Village Virar, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).

Chunilal Kandas was the owner of the said land and Mr. Bhau Nana Mhatre was the tenant in respect of the said land.

Mr. Bhau Nana Mhatre had purchased the said land under the Provisions of Bombay Tenancy and Agricultural lands Act through the Additional Tahasildar Vasai under Tenancy Certificate bearing No. 654, dated 30/10/1969.

Mr. Bhau Nana Mhatre died intestate leaving behind him 1) Mr. Jagannath Bhau Mhatre, 2) Raghunath Bhau Mhatre, 3) Harkubai Bhau Mhatre, being the only legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.

Mr. Jagannath Bhau Mhatre died intestate on 27/06/1975 leaving behind him 1) Naresh Jagannath Mhatre, 2) Suresh Jagannath Mhatre, 3) Kunda Shantaram Vartak, 4) Nalini Narendra Mhatre, 5) Shakuntala Moreshwar Mhatre, 6) Rajani Jagannath Mhatre, 7) Kamal Jagannath Mhatre, 8) Yamunabai Jagannath Mhatre, being the only legal heirs according to the Hindu Succession Act by which he was governed at the time of his death.



गुजरात में विक्रय प्रमाणिका नमूना सार (अधिकार अभिलेख प्रदान)
 (निसंगद एवम् नमूना अधिकार प्रमाणिका प्रदान करने के लिए लागू है। नियम 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

विक्रय प्रमाणिका नमूना सार

नमूना संख्या: 93

विक्रय प्रमाणिका नमूना सार

प्लॉट/खण्ड	खण्ड/खण्ड	संख्या
93	7	3

संख्या: 2014/253

270

अधिकार अभिलेख प्रदान करने वाले व्यक्ति का नाम: ...

अधिकार अभिलेख प्रदान करने वाले व्यक्ति का पता: ...

अधिकार अभिलेख प्रदान करने वाले व्यक्ति का पता: ...

अधिकार अभिलेख प्रदान करने वाले व्यक्ति का पता: ...

अधिकार अभिलेख प्रदान करने वाले व्यक्ति का पता: ...

गांव नमूना सार (विक्रय प्रमाणिका नमूना सार)

(निसंगद एवम् नमूना अधिकार प्रमाणिका प्रदान करने के लिए लागू है। नियम 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

क्र.सं.	खण्ड/खण्ड	विक्रय प्रमाणिका नमूना सार			अधिकार अभिलेख प्रदान करने वाले व्यक्ति का पता			संख्या		विक्रय प्रमाणिका नमूना सार	अधिकार अभिलेख प्रदान करने वाले व्यक्ति का पता	विक्रय प्रमाणिका नमूना सार
		विक्रय प्रमाणिका नमूना सार	अधिकार अभिलेख प्रदान करने वाले व्यक्ति का पता	विक्रय प्रमाणिका नमूना सार	अधिकार अभिलेख प्रदान करने वाले व्यक्ति का पता	विक्रय प्रमाणिका नमूना सार	अधिकार अभिलेख प्रदान करने वाले व्यक्ति का पता	विक्रय प्रमाणिका नमूना सार	अधिकार अभिलेख प्रदान करने वाले व्यक्ति का पता			
1
2

0-07-3

दिनांक: 21/7/2014

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विशेष
पत्रिका
3101

पुस्तक संशोधन विभाग
11-11-57
दिल्ली विश्वविद्यालय

भाग (ब) मातृकापाठ्यक्रम
(सीमा) कानिष्ठिक प्रयोजनार्थिका भारत क्षेत्रीय अभिनव

क्र.सं.	उपनिर्दिष्ट पदनाम	क्षेत्र	वर्तमानिक परमाणु/पुस्तकानासि स्थाना शीर्षक शब्दा	शान्तिपदा शिवापी शिवापी प्रकल्पास	सांख्यिक प्रकल्प	प्रकृत		साधिका	साधिका नाम	साधिका नाम	साधिका नाम
						प्राथमिक	उच्च				
1		3	य	ह. व. 1.	5	6	7	8	9	10	11
		4									
		5									



शिवाम
श्री महाशक्ति प्रकाश ट्रेडर्स
मुनि-पुणी पुस्तकालय श्री पाण्डुरंग
पुण्य/2008/दि-11/11/57
प. 3101

क-ई-2
20/11/57
3101/8C

शिवामल ठाकुर ज. प्रकाशक-कृष्ण म.

दिल्ली विश्वविद्यालय
पुस्तक संशोधन विभाग

गुणवत् नमूने गांव नमुना सात (अधिकार अभिलेख प्रत्येक)

निसं. १९७१-७२ मधील नियम १, ५ & ६ अन्वये)

विभाग : विभाग

पंचायत क्षेत्राचा अधिकार क्षेत्र

क्रमांक	पंचायत क्षेत्राचा अधिकार क्षेत्र	पंचायत क्षेत्राचा अधिकार क्षेत्र	मालकीचे नाव		प्रकार	एअर	अर	एअर	एअर	एअर	एअर	एअर	एअर
			एअर	अर									
५३	९५		२०२५२	२३५३	२०२५२								
			२३५३	२३५३	२३५३								
			२३५३	२३५३	२३५३								
			२३५३	२३५३	२३५३								
			२३५३	२३५३	२३५३								
			२३५३	२३५३	२३५३								
			२३५३	२३५३	२३५३								
			२३५३	२३५३	२३५३								

गांव नमुना बारा (पिकांची नोंदवही)

(मसलत जमीन-महसूल अधिकार अभिलेख व नोंदवही (मसलत जमीन व सुविश्वीय ठेवणे) नियम, १९७२ मधील नियम २९)

पिकसंश्लेषित क्षेत्राचा वारसा (मसलत)

क्र.सं.	अधिकार क्षेत्राचा अधिकार क्षेत्र	पिकसंश्लेषित क्षेत्राचा वारसा										एअर	अर	एअर	एअर	एअर	एअर					
		पिकसंश्लेषित क्षेत्राचा वारसा					निरपेक्ष पिकसंश्लेषित क्षेत्राचा वारसा											एअर	अर	एअर	एअर	एअर
		अर	अर	पिकसंश्लेषित	अर	अर	पिकसंश्लेषित	अर	अर	पिकसंश्लेषित	अर											

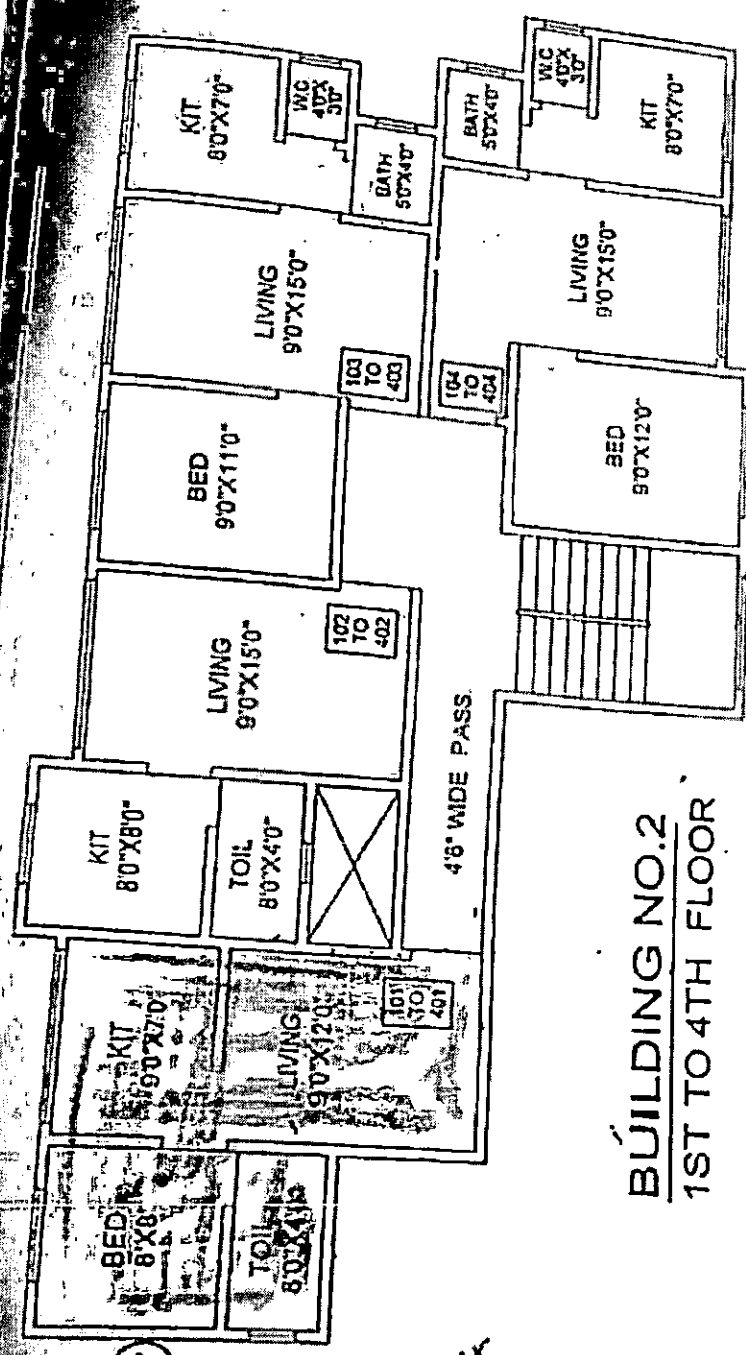
(अचल वस्तु-नक्सा)

दिनांक : २६/१/२००८

मालकीचे नाव विभाग
मालकीचे नाव, ए. अ. अ.



नॉट-२
२०८/२०७
३३/८८



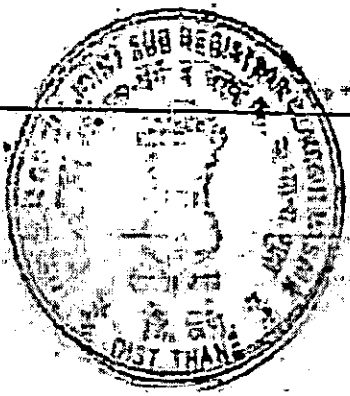
BUILDING NO.2
1ST TO 4TH FLOOR

PROPOSED BUILDING ON PROPERTY BEARING
S.NO.55, H.NO.1, 13 OF VILLAGE - VIRAR

BUILDERS

Radhey

Smit



20/04
 20/04

NO. CIDCO/VVSR/AM/BP-3211/E/85

Date: 15/01/2008

To:
 Shri P.G. Raut & other through
 P.A. Holder Shri Vivek G. Choudhari
 Vartak Ward. Virar (W),
 Tal. Vasai,
 Dist. Thane

Sub: Amended plan approval for the proposed Residential Building on land bearing S.No.53, H.No.1(p), 1(p), 1(p) & 13 of Village Virar, Tal- Vasai, Dist-thane.

Ref: 1) Commencement certificate No. CIDCO/VVSR/CC/BP-3211/E/726, dated 08/06/2004.
 2) Your Architect's letter dated 13/12/2007.

Sir/Madam,
 with reference to your Architect's letter referred above, please find enclosed herewith approved amended plans for Residential Building on land bearing S.No. 53, H.no.1(p),1(p),1(p) & 13 of Village Virar, Tal. Vasai, Dist. Thane, as per the following details:

Sr. No.	PREDOMINANT USE	BLDG NO	NO.OF / FLOORS.	NO.OF. FLATS	B.U.A. (in sq.mt)
1).	Residential	1	Gr. + 7	72	3170.30
2).	Residential	2	Gr. + 4	20	607.51
Total		2 Nos.		92	3777.81

The amended plan duly approved herewith supersedes all the earlier approved plans. The conditions of commencement certificate dated 08/06/2004 stands applicable to this approval of amended plans alongwith the following conditions.

- 1) This amended plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 4B of MRTP Act, distinctively for each building.
- 2) The Occupancy certificate for the buildings will be issued only after provision of potable water is made available to each occupant.

Contd....2.

HEAD OFFICE: 'Nirma', 2nd Floor, Nariman Point, Mumbai 400 021. Phone: 5650 0900 • Fax: 00-91-22-2202 2509
 HEAD OFFICE: CIDCO Bhavan, CBD-Belapur, Navi Mumbai 400 614. Phone: 55918100 • Fax: 00-91-22-5591 8166



वर्क-२
 12/01/2008
 37/80



सिडको
महाराष्ट्र विकास

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंतिका कमर्शियल फ्लॅट्स/वस, दसात मजला, समई (पूर्व), जि. ठाणे ४०२ २१०
दुरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. : CIDCO/VSR/OC/BP-3211/E/ 5

दिनांक : 18/02/2010

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building No. 2 (Gr. + 4) with Built Up Area 607.51 Sq.m. on land bearing S.No.53, H. No.1(P1), 1(P1), 1(P1), & 13 of Village Virar (East), Taluka Vasal, Dist. Thane, completed under the supervision of Shri Sameer R. Desai, Architect (License/Registration No. CA/89/12282) and has been inspected on 01/09/2009/01/2010 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. CIDCO/VSR/BP-3211/E/726, dated 8/06/2004 and Amended Plan approved vode letter dated 1/05/2006, 21/05/2007, 23/08/2007 & 15/01/2008 issued by the CIDCO and permitted to be occupied subject to the following conditions:-

1. No. physical possession to the residents shall be handed over by the applicant developers/owner unless owner supply and potable water is made available in the flat and also mosquito proof treatment certificate is obtained from the concerned Municipal Council.
2. You will have to provide necessary infrastructural facilities on site and also the improvement/repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructures are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of Solid waste, arrangement for conveyance and disposal of sludge and sewage without creating any insanitary conditions in the surrounding area, channelization of water courses and culverts, if any.
3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving title through or under them.

Conld. 2

सिडको महाराष्ट्र विकास महामंडळ, अंतिका कमर्शियल फ्लॅट्स/वस, दसात मजला, समई (पूर्व), जि. ठाणे ४०२ २१०
दुरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिकारी कार्यालय, दुसरा भवना, यवत (पूर्व), जि. ठाणे ४०१-२१०
दूरध्वनी: (फॉड - २५२५०) २३९०४८७ फॅक्स: (फोड-२५२५०) २३९०४६६

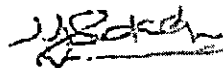
संदर्भ क्र.: GIDCO/VSR/OO/BR-3211/EI/95

दिनांक: 17/02/2010

..... 2

4. You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. Capacity for every 50 tenements or part thereof for non-bio degradable & bio-degreed-able waste respectively.
5. The Special planning Authority reserves the right to enter the premises for inspection of maintenance of Infrastructure facilities during reasonable hours of the day and with prior notice.
6. This certificate of occupancy is issued only in respect of 20 tenements contained in one No. of Residential Building No.2 only.
7. Also you shall submit a cloth mounted copy of the As built drawing without which the Security deposit will not be refunded.

One set of completion plan duly certified is returned herewith


EXECUTIVE ENGINEER (BP & W)
